



ENERGY PERFORMANCE CERTIFICATE GUIDE

What It Is and Why You Need It

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The **Energy Performance Certificate (Certificado de eficiencia energética or CEE in Spain)** is an official document that ranks the energy consumption of a building on a scale from A (most efficient) to G (least efficient).

The **purpose** of this certificate is to provide future owners or tenants with information about the property's energy consumption and CO2 emissions, enabling them to make informed decisions about its energy efficiency and associated costs.

What is the Energy Performance Certificate?

CALIFICACIÓN ENERGÉTICA DEL EDIFICIO TERMINADO ETIQUETA

DATOS DEL EDIFICIO


| | | |
|---|------------------|--|
| Normativa vigente construcción / rehabilitación | Tipo de edificio | |
| | Dirección | |
| | Municipio | |
| Referencia/s catastral/es | C.P. | |
| | C. Autónoma | |

ESCALA DE LA CALIFICACIÓN ENERGÉTICA

| | Consumo de energía kW h / m ² año | Emisiones kg CO ₂ / m ² año |
|------------------------|---|--|
| A más eficiente | | |
| B | | |
| C | | |
| D | | |
| E | | |
| | | |
| | | |
| | | |

Válido hasta dd/mm/aaaa

ESPAÑA
Directiva 2010 / 31 / UE



Legal compliance

Both European and Spanish legislation require that all properties sold or rented must have this certificate.

Cost savings

It provides information about energy consumption, helping users make decisions based on clear data about energy efficiency, and reducing monthly energy expenses

Increased property value

Properties with a good energy classification may have higher market value.

Why is the Energy Efficiency Certificate Required?



Which Buildings Require a CEE?

A



**SINGLE FAMILY
HOUSES AND
APARTMENTS**

B



**COMMERCIAL
PROPERTIES**

C



**RESIDENCIAL
BUILDING**

Advantages for owners

- Increase in property value: A better rating can increase its value on the market.
- Habitability improvements: Implementing the certificate recommendations leads to a more comfortable and efficient home.
- Access to aid and subsidies: Facilitates access to aid programs for energy rehabilitation.

Benefits for tenants

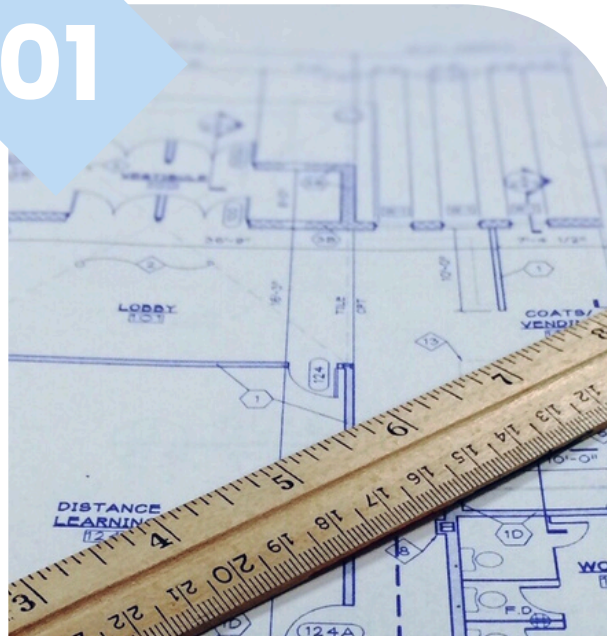
- Reduction in energy bills: An efficient home means lower consumption and, therefore, lower energy costs.
- Improving quality of life: More efficient homes are usually more comfortable and healthier.
- Greater transparency: The certificate provides clear and precise information on the energy status of the home.

What is the importance of a housing certificate?



Required documents to issue the certificate

01



PLANS OF THE BUILDING

Layouts with updated surfaces and real dimensions of the building

02



CONSTRUCTION AND SYSTEMS

Information on construction materials and systems used

03



INSTALLATIONS DATA

Data on heating, cooling, and hot water installations of the project or building

The certificate must be issued by a **qualified certifier**, such as an **architect, technical architect, or engineer, who is registered with the competent authority**. This professional conducts an energy inspection of the property and prepares the corresponding report.

IMPORTANT

According to R.D. 235/2013 Spanish law, the **seller/landlord** of the property is responsible for covering the cost of the document.

Who can issue a CEE and what is required?



01

Hire a certified technician

You must hire a qualified professional to perform the energy evaluation of the property.

02

Property inspection

The certifier conducts an inspection of the property to assess its energy consumption and efficiency.

03

Issuance of the certificate

After the inspection, the technician issues the certificate with the corresponding energy classification.

04

Certificate registration

Finally, the certificate must be registered with the Catalan Energy Institute (ICAEN).

Which is the process to obtain the Certificate?



Consequences of not having the Certificate

If a property is sold or rented without the Energy Efficiency Certificate, economic penalties may apply. Additionally, the lack of this certificate may make the property less attractive to buyers or tenants interested in reducing their energy costs.

Validity of the Certificate

The energy efficiency certificate will be valid for a maximum of **10 years**, except when the energy rating is G, in which case the maximum validity will be **5 years**.

After this period, a new evaluation will be required to renew the certificate.

What is the importance of a housing certificate?





NEW EUROPEAN REGULATION

The new European Union directive on energy performance in buildings establishes that, **from 2030**, properties with an energy rating below E **will no longer be allowed to be sold or rented**. By 2033, this minimum requirement will be raised to D

**8 OUT OF 10 HOMES IN SPAIN HAVE
AN ENERGY RATING LOWER THAN "E"**

Did you know?

If you want to know how to improve the efficiency of your home and how to access financial aid for rehabilitation through **NEXT GENERATION program**,

contact us!

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Contact information

Do you have a project in mind?

Book your first free call



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Do you have more questions?
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